



**CITY OF ENCINITAS
PLANNING & BUILDING DEPARTMENT
LEGAL NOTICE OF
ENVIRONMENTAL REVIEW AND COMMENT PERIOD**

Draft EIR Public Review and Comment Period: April 3, 2020 to May 18, 2020

Notice is hereby given that 45-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Draft Environmental Impact Report (EIR) which has been prepared for the proposed project as identified below, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15087:

PROJECT NAME: Belmont Village Encinitas-by-the-Sea

CASE NUMBER: 17-273 TMDB/MUP/DR/CDP

APPLICANT: Greystar, Inc.

LOCATION: 3111 Manchester Avenue, within the community of Cardiff-by-the-Sea, City of Encinitas, California

DESCRIPTION: The project proposes to subdivide a 19.0272-acre parcel into 12 lots, not including public rights-of-way, to accommodate the development of a senior living facility and affordable units. Lot 1 would be approximately 6.77 acres to accommodate development of a senior living facility. Lots 2 through 9 would include a total of approximately 0.38 acres to accommodate the separate residential lots/units. Lot A would accommodate a private street/access road and would be approximately 1.24 acres. Two (2) open space lots, Lots B and C, would be approximately 6.05 acres and 0.21 acres, respectively. The two-story senior care building would be 216,000 square feet (SF) in size and would provide 200 senior living units along with 60,000 square feet (SF) of common area. The residential lots would be developed with eight (8) two-story structures. Each detached unit would contain one attached accessory unit, providing a total of 16 units, 15 of which would be designated as affordable housing. One of the 16 units would be designated as market rate housing for the on-site manager. A total of 183 parking spaces would be provided for both uses. Primary access to the site would be provided from a new Caltrans spine road off Manchester Ave. Secondary emergency access from Manchester Avenue would be provided via a gated entrance near the southeast corner of the Project site.

The EIR will be used in the City's consideration of several discretionary actions, including approval of a Tentative Map with Density Bonus, Major Use Permit, Planned Residential Development Permit, Design Review and Coastal Development Permit.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT: The Draft EIR concludes that the project would not result in significant environmental impacts with the incorporation of mitigation measures for biological resources, cultural resources, paleontological resources, and tribal cultural resources. Significant and unmitigable impacts would occur to aesthetics.

REVIEW AND COMMENT PERIOD: A 45-day public review and comment period has been established from **April 3, 2020 to May 18, 2020**. All written comments on the Draft EIR should be clearly itemized and focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Written comments must be submitted by **6:00 p.m. on May 18, 2020** to Scott Vurbeff, Development Services Department, City of Encinitas, 505 S. Vulcan Avenue, Encinitas, CA 92024.

During the public review period, the Draft EIR will be available for review on the City's website at <https://encinitasca.gov/I-Want-To/Public-Notices/Development-Services-Public-Notices> under "Environmental Notices" and at the Encinitas Development Services Department, 505 S. Vulcan Avenue, Encinitas, CA 92024. The Draft EIR, supporting documents, and project application may be reviewed or purchased for the cost of reproduction at the Encinitas Development Services Department.

After the close of the 45-day public review and comment period, responses to public comments will be prepared and included within the Final EIR. The Planning Commission will utilize the Final EIR as an informational resource during their deliberations related to the project.

FURTHER INFORMATION: For environmental review information, contact Scott Vurbeff at (760) 633-2692. For information regarding public hearings/meetings on this project, contact Katie Innes at (760) 633-2716.